

HILLTOP PLACE CLUSTER FIVE

DESCRIPTION OF PREMISES

A certain tract of land located in the Town of New London, County of Merrimack and The State of New Hampshire, together with the buildings and other improvements situate thereon, said tract of land being more particularly bounded and described as follows:

Beginning at an iron rod located in the northeast boundary of land now or formerly of James E. Bewley, Jr. and Dorothea G. Bewley at the westerly corner of Cluster Six to be declared; thence North 48 degrees 41' West 588.1 feet, more or less, along said Bewley land to an iron pipe; thence North 31 degrees 03' East 389.9 feet, more or less, along said Bewley land to an iron pipe at the westerly corner of Cluster Four; thence South 61 degrees 29' East 376.8 feet, more or less, along a stone wall and along said Cluster Four to a point; thence South 28 degrees 31' West 15 feet, more or less, to a point; thence South 16 degrees 28' East 49.5 feet, more or less, to a point of intersection with a stone wall; thence South 0 degrees 24' East 324.6 feet, more or less, through a stone wall to a point of intersection with a second stone wall; thence South 45 degrees 04' West 124.5 feet, more or less, to a point; thence South 09 degrees 28' West 70.3 feet, more or less, to an iron rod; thence South 31 degrees 03' West 101.6 feet, more or less, to the point of beginning.

Intending to describe a portion of the premises conveyed to the Trustees of the Hilltop Place Trust by deed of Hilltop Place of New London, Incorporated dated June 27, 1974 recorded Merrimack County Records Book 1215, Page 208, and all of the premises conveyed to said Trustees by deed of James E. Bewley, Jr. and Dorothea G. Bewley dated June 30, 1976, recorded said Records Book 1276, Page 448. The above described tract is so shown on site plan entitled "Hilltop Place Cluster 5" approved by the New London Planning Board on March 9, 1977 and recorded said records as Plan 4718.

Also, the following rights, easements, restrictions and conditions are pertinent to the above described tract of land:

1. Rights and easements provided in the Community Property Declaration dated May 19, 1971, recorded Merrimack County Registry of Deeds at Book 1099, Page 29, as supplemented and amended from time to time, subject to the provisions of said Declaration.

2. The right to use, in common with others, any utility systems serving the above described tract of land and not located thereon, including reasonable rights of repair, maintenance and replacement of same.
3. The rights and easements provided in the Cluster Five Condominium Declaration to which this instrument is appended, subject to the provisions of said Declaration.

The above described premises are subject to the following:

1. The provisions of the aforesaid Community Property Declaration, as supplemented and amended from time to time.
2. The provisions of the aforesaid Cluster Five Condominium Declaration.
3. The right of the Declarant to establish, maintain and convey subsequent utility easements provided that if any damage is caused to landscaping or other improvements on the above described property as a result of construction incidental to said easements, declarant, or its successors or assigns, shall have such damage repaired promptly.
4. The provisions of warranty deed of the Trustees of the Hilltop Place Trust to Hilltop Place Community Association dated October 1, 1976, recorded Merrimack County Registry of Deeds.
5. The rights and restrictions contained in deed of James E. Bewley, Jr. and Dorothea G. Bewley to the Trustees of the Hilltop Place Trust dated June 30, 1976 recorded said records Book 1276, Page 448.

APPENDIX B

HILLTOP PLACE CLUSTER FIVEADDITIONAL DESCRIPTION OF UNITS

<u>Unit Number</u>	<u>Location</u>	<u>No. of Stories</u>	<u>No. of Rooms</u>	<u>Approx. Area (sq. ft.)</u>	<u>Encl'd Patio (EP) Patio (P) Attic Storage (A) Balcony (B)</u>	<u>Value* (\$'s)</u>	<u>Percentage of Undivided Interest</u>
102	Same bldg. as Unit 103	1	4+ 2 baths	1245'	P/A	43,950	3.5152
103	Same bldg. as Unit 102	1	4+ 2 baths	1245'	P/A	43,950	3.5152
104	Separate building	1 1/2	6+ 2 1/2 baths	1950'	EP/A/P	64,550	5.1628
105	Separate building	1 1/2	6+ 2 1/2 baths	1959'	P/A	63,600	5.0868
106	Same bldg. as Units 107 & 108	2	5+ 2 baths	1625'	P/A	51,200	4.0950
107	Same bldg. as Units 106 & 108	2	5+ 2 baths	1625'	B/A	51,200	4.0950
108	Same bldg. as Units 106 & 107	1	5+ 2 baths	1437'	EP/A	54,300	4.3430
109	Same bldg. as Units 110, 111, 112, 113 & 114	2	5+ 2 baths	1625'	P/A	51,200	4.0950
110	Same bldg. as Units 109, 111, 112, 113 & 114	2	5+ 2 baths	1625'	B/A	51,200	4.0950
111	Same bldg. as Units 109, 110, 112, 113 & 114	1	6+ 2 baths	1727'	EP/A	63,900	5.1108
112	Same bldg. as Units 109, 110, 111, 113 & 114	2	5+ 2 baths	1481'	P/A	55,600	4.4469
113	Same bldg. as Units 109, 110, 111, 112 & 114	2	4+ 2 baths	1320'	B/A	49,750	3.9790
114	Same bldg. as Units 109, 110, 111, 112 & 113	2	6+ 2 baths	1576'	P/A	57,000	4.5589

<u>Unit Number</u>	<u>Location</u>	<u>No. of Stories</u>	<u>No. of Rooms</u>	<u>Approx. Area (Sq.Ft.)</u>	<u>Encl'd Patio (EP) Patio (P) Attic Storage (A) Balcony (B)</u>	<u>Value* (\$'s)</u>	<u>Percentage of Undivided Interest</u>
115	Same bldg. as Unit 116	2	5+ 2 baths	1625'	P/A	50,850	4.0670
116	Same bldg. as Unit 115	2	5+ 2 baths	1625'	B/A	50,850	4.0670
117	Same bldg. as Unit 118	1	4+ 2 baths	1430'	EP/A/P	54,900	4.3910
118	Same bldg. as Unit 117	1	5+ 2 baths	1572'	EP/A/P	58,250	4.6589
119	Same bldg. as Unit 120	2	5+ 2 1/2 baths	1773'	P/A	57,750	4.6189
120	Same bldg. as Unit 119	2	5+ 2 1/2 baths	1791'	P/A	57,750	4.6189
121	Same bldg. as Units 122, 123 & 124	2	5+ 2 1/2 baths	1741'	P/A	56,250	4.4989
122	Same bldg. as Units 121, 123 & 124	2	5+ 2 1/2 baths	1753'	P/A	56,250	4.4989
123	Same bldg. as Units 121, 122 & 124	1	4+ 2 baths	1296'	P/A	50,450	4.0350
124	Same bldg. as Units 121, 122 & 123	1	5+ 2 baths	1598'	P/A	55,600	4.4469
Total						<u>1,250,300</u>	<u>100.0000</u>

*Based on Town of New London assessed valuations.